

## APPEAL OUTCOME REPORT

**Ward:** Redlands

**Appeal No:** APP/E0345/W/19/3237840

**Planning Ref:** 182214

**Site:** 45 Upper Redlands Road Reading

**Proposal:** Erection of 4 dwellings with access, landscaping and parking

**Decision level:** Committee

**Method:** Written representations

**Decision:** Appeal dismissed

**Date Determined:** 7<sup>th</sup> May 2020

**Inspector:** S Edwards MA MRTPI

### 1 BACKGROUND

1.1 The site is in the Redlands Conservation Area and comprises undeveloped gardens located to the rear and side of no 45 Upper Redlands Road, a prominent corner plot which is occupied by a large Victorian villa. As well as Upper Redlands Road, the site has frontages on to Redlands Road and New Road and is enclosed by substantial front boundary walls. Part of the site is opposite the Grade II listed Wantage Hall.

1.2 In July 2019 Planning Applications Committee refused an application for planning permission for the erection of 4 dwellings with access, landscaping and parking. The application was refused for the following two reasons:

1. *The proposed development of four detached properties within the gardens to 45 Upper Redlands Road would detract from the character and appearance of the Conservation Area due to the loss of garden space around existing properties, loss of characteristic/historic garden walls in the street-scene and due to over-development within the context of the Conservation Area; all these elements are recorded in the Conservation Area Appraisal as contributing to the character and appearance of the Conservation Area. Proposed Plots 3 & 4, opposite the Grade II Listed Wantage Hall, would harm the significance of the Listed Building through detriment to its setting and the contribution it makes to the heritage of the area. Therefore the proposed development is not considered to achieve the requirement to preserve or enhance the character or appearance of the Conservation Area or preserve the setting of the Listed Building, contrary to the statutory requirements of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of Reading Local Plan policies and guidance in the NPPF and PPG and contrary to Policy CS33 of the Core Strategy (2008) (altered 2015) and the Redlands Conservation Area Appraisal*
2. *In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy H4 of the Submission Draft Local Plan 2018, the Council's Affordable Housing Supplementary Planning Document 2013 and Section 106 Planning Obligations (2015).*

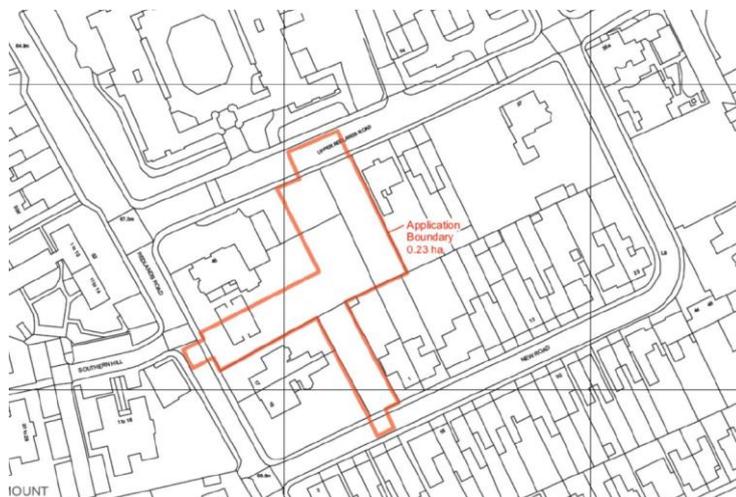
### 2 SUMMARY OF DECISION

- 2.1 The appeal was dismissed with the Inspector concluding that the proposed development would neither preserve nor enhance the character and appearance of the Redlands Conservation Area and would have a detrimental impact on the setting of Wantage Hall.
- 2.2 On reason for refusal 1 the Inspector felt that the proposed substantial loss of garden space and construction of four large dwellings would erode the contribution made by the appeal site to the spacious character of the Redlands Conservation Area, and to a lesser extent, the setting of Wantage Hall, to the detriment of the significance of these designated heritage assets. The Inspector also concluded that the loss of a number of mature trees which form a substantial part of the green backdrop of the site would dilute the impact this group of trees collectively make to the character of the conservation area.
- 2.3 In addition, the Inspector found that the siting of the proposed dwellings would detract from the established building line to Upper Redlands Road and that the proposed punctuation of several sections of the brick front boundary walls to provide accesses to the dwellings would be detrimental to the significant contribution these walls make to the street-scene and character of this part of the conservation area.
- 2.4 Reason for refusal 2 (Affordable Housing) was overcome during the consideration of the Appeal, following the signing of a legal agreement between the Appellant and the Council for a policy compliant affordable housing contribution.

### 3 OFFICER COMMENTS:

- 3.1 Officers welcome the appeal decision and particularly the strong regard given by the Inspector to the special contribution the spaciousness of this area makes to the character of the Redlands Conservation Area and the setting of the Grade II listed Wantage Hall, as identified in the Redlands Conservation Area Appraisal Document.
- 3.2 The Inspector's decision notice will be a material consideration for the assessment and negotiations on the current application for this site (191860), which have been on hold pending this decision with agreement from the applicant.

### LOCATION PLAN



Case Officer: Matt Burns